

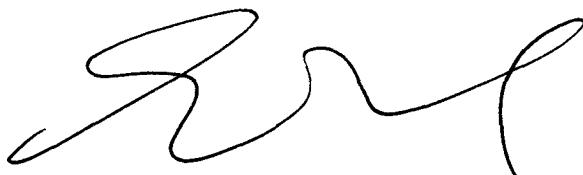
IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: Doreen F. Merkel Kevin J. Merkel  Debtor(s)	CHAPTER 7
U.S. Bank National Association, as indenture trustee, for the holders of the CIM Trust 2017-3, Mortgage-Backed Notes, Series 2017-3  Movant	NO. 19-11780 ELF
vs.  Doreen F. Merkel Kevin J. Merkel  Debtor(s)	11 U.S.C. Section 362
Robert H. Holber  Trustee	

**ORDER**

AND NOW, this 6th day of August , 2019 at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

**ORDERED THAT:** the Motion for Relief from the Automatic Stay is **GRANTED** and the automatic stay under 11 U.S.C. Sections 362), is **MODIFIED** with respect to the subject premises located at 333 Beech Street, Warminster, PA 18974 (“Property), so as to allow Movant, its successors or assignees, to proceed with its *in rem* rights and remedies under the terms of the subject Mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff’s Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff’s Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



**ERIC L. FRANK**  
**U.S. BANKRUPTCY JUDGE**